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## Beautiful character property in the heart of Grand Avignon

**Sorgues , Vaucluse , Provence-Alpes-Cote-d'Azur**



# €1,291,500

**inc. of agency fees**

**8 Beds 5 Baths 400 sqm 6800 sqm**

Meticulously restored estate farmhouse with 5 bedrooms, a large guest house, outbuildings, and a pool nestled within a picturesque wooded park in the Vaucluse.

### At a Glance

**Reference** MFH-JCB17

**Bed** 8

**Land** 6800 sqm

**Near to** Avignon

**Bath** 5

**Pool** Yes

**Price** €1,291,500

**Hab.Space** 400 sqm

**Land Tax** N/A

### Property Description

This magnificent property is situated amidst a sprawling 6800 sq.m wooded park with a picturesque south-facing orientation.

The main house, originally a farmhouse, spans three levels and boasts 300 sq.m of living space. The ground floor features spacious living areas, including a well-appointed kitchen, a dining room, and multiple lounges. The farmhouse comprises five bedrooms, five bathrooms, an office, and a laundry room.

Additionally, the property includes a charming 100 sq.m independent house with two bedrooms, a modern kitchen, two shower rooms, and a delightful lounge/veranda area that offers scenic views of the park. There are numerous outbuildings, a large swimming pool, and a pool house to complement this exceptional property.

Painstakingly restored with meticulous attention to detail, this estate presents many possibilities...

### Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Public Transport?	✓
Near to a Golf	✓
Course?	

### And Before You Ask

Exposure:	South
Condition:	Ready to move in
Heating System:	Electric radiators
Reason for selling:	Property too big / small
Currently lived in:	Yes
Condition of Roof:	Good condition
Property Tax:	€4000.00

## Summary

Property type:	House
Bedrooms:	8
New Home?	No
Bathrooms	5
Price	€1,291,500

## Key Information

Year Built:	1900
Internal Area:	400 sqm
Land Area:	6800 sqm
Floor:	3
How many Outbuildings:	4
Number of Fireplaces:	3
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

**Location: Provence-Alpes-Cote-d'Azur**





## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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